

R& E Committee Meeting Notes  
11/20/2013

Key summary comment on the discussion: Nick Glew may have gotten it right when he said we're probably farther from a consensus about where to expand than we were when we started.

The Committee discussed the levy vote and what it meant, considering whether there was any reason to take it as a sign of declining support for the library project. Nick asked if the Board had "taken a step back" to consider this and Jack said no. Then it discussed bond funding and how it works.

Then it started to consider location options. I brought the following three options to the meeting:

#### Possibility One

We own the 11<sup>th</sup> St. parking lot across the street from the current location, as well as the vacant lot facing 5<sup>th</sup> Ave. and we could build new there. If that's all the land available then we'd have to think 3 stories (two up and one down) to get close the space we need.

#### Possibility Two

The very long range plan for traffic flow in Marion calls for opening 11<sup>th</sup> between 7<sup>th</sup> and 6<sup>th</sup> Ave, but it might be possible instead to close 11<sup>th</sup> between 6<sup>th</sup> and 5<sup>th</sup> Ave and build new across it and into the 11<sup>th</sup> St. parking lot. This option might not require a full basement level.

#### Possibility Three

Renovate on the current location and expand into the parking lots—the original plan.

In discussion the committee raised another option: building new at a north side location, near Tower Terrace road, in anticipation of future neighborhood/population growth in that direction. This anticipation matches City plans and expectation, e.g. planned location of Function and Fitness Center and 3<sup>rd</sup> Fire Station.

The committee did not arrive at any conclusions but it did identify pros and cons for each alternative. Those views, along with some interpretations and additional information I've added are below.

I suggested that the committee it had at most 3 months to identify a location because we need to issue a RFP and get a design ready to sell to the public by November of 2014--bond issue time. Some discussion followed about whether to engage a consulting architect to help identify a location. I asked if the committee wanted me to bring a particular question to the Board for discussion. No clear answer was apparent.

#### 1. Build in 11<sup>th</sup> St Lot

##### Pro

- 22,800 sf—3 stories gets 68,400sf—more than enough; can be done without acquiring entire block
- 5<sup>th</sup> Ave lot for entrance, disabled parking
- No design constraints from existing facility
- Optimal time frame, no disruption of current service
- Sale of existing facility raises funds for new
- Land already owned—City campus
- Sale/lease of current facility and land funds construction

##### Con

- Cramped by existing structures

- Best done by acquiring property entire block—cost and time issues
- Parking concerns, part of all of existing building must down, or acquisition of surrounding property to ensure sufficient parking
- Taking down all of existing building = demolition costs, financial, political, psychological (resistance to demolition)
- Taking down all or part of existing building loses sale value
- Violating community expectations regarding long-term use of current facility
- Threatens symbolic and value attachments to current facility

### 2. Close 11<sup>th</sup> St.—build across

#### Pro

- Expands space for building, potentially solves parking problem without demolition of existing building
- Eliminates pedestrian crossing against 11<sup>th</sup> street traffic concern
- All other pros associated with Option 1

#### Con

- Blocks 11<sup>th</sup> St/Post Road traffic flow and commercial flow into Uptown business district
- Threatens interests of current and potential business investors in 11<sup>th</sup> St commercial property—investment disincentive
- Works against existing Central Corridor traffic plan that includes opening 11<sup>th</sup> St between 6<sup>th</sup> and 7<sup>th</sup> Ave
- Forces north-south traffic around center of town (to 10<sup>th</sup> and 12<sup>th</sup> streets)—creates bottlenecks
- Many of the same negatives associated with Option 1

### 3. Stay on current lot, expand and renovate

#### Pro

- Potentially lower cost—sf renovation costs are usually less than new construction
- Preserves relationship to city square park
- Preserves adequate parking—empty 5<sup>th</sup> Ave lot is parking lot expansion space
- Protects community investment, symbolic and financial in current facility
- Takes advantage of existing facility—in effect recycles it
- No demolition costs
- May be optimal satisficing solution

#### Con

- Current facility will need significant repurposing and repair
- Issues with mixing new and old infrastructures (HVAC, wiring, cabling, plumbing)
- Repurposing and repair may raise sf construction costs—delay construction
- Constrains design of expansion—cannot build up on current foundation
- Prevents use of south side city square park by commercial interest—downtown shopping issues

### 4. Build new on north side—Tower Terrace vicinity

#### Pro

- Creates outside-the-box possibilities—no constraints
- Joint/co-location with Function & Fitness Center—economy of (building) scale
- Closer to new neighborhoods, target populations (families, young children)—walking/cycling distances
- Closer to future city center and east-west throughway (Tower Terrace Rd from I-380 to IA 13)
- Current facility retained as “branch”

- Sale/lease of current facility and land funds construction

#### Con

- Land acquisition and site development costs—infrastructure (water, utilities)
- Too far from current city center (uptown)—disassociation from Marion Main St. identity; damage to local business by loss of traffic
- Current facility not needed as branch in near term
- Threatens symbolic and value attachments to current facility
- Time frame likely too short for this to happen—not enough time to make it happen

#### Questions

1. Where does the City want the library? (Who is the City? Council? City management?)
2. Who are the key stakeholders and where do they want the library?
3. Where does the public want the library?
4. Where does the public need the library? (Is this a different question?)
5. Where does the Board want the library?
6. Where is the easiest, least expensive place for the library to be?
7. Where does the library need to be and does this match the answer to any of the above questions?